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August 8, 2005

City of Sunnyvale
Planning Division
P.O. Box 3707
Sunnyvale, CA 94088-3707

Attention: Kelly Diekmann

Subject: City File No.: 2005-0625 / Tasman Morse Residential Project

Dear Ms. Diekmann:

Santa Clara Valley Transportation Authority (VTA) staff have reviewed the tentative map for 72 condominiums on 3.62 acres at 405 Tasman Drive and 1122 Morse Avenue. We have the following comments.

On-Site Planning and Design

Building Density

VTA strongly recommends developing this site at the maximum possible density, or at least 45 residential dwelling units per acre, which is consistent with VTA's *Community Design & Transportation (CDT) Guidelines for Local Station Areas* (see Appendix D, page D-3). The current proposed density of 20 du/ac for this subdivision does not fully support nor take advantage of nearby transit services.

This site is located within 1/3 mile from the Fair Oaks Light Rail Station and is served directly by a VTA bus route. As the public transit operator and congestion management agency in Santa Clara County, VTA encourages the City of Sunnyvale to make land use decisions that complement and support the substantial transit capital investments made along the corridor near this site. High-density developments, preferably incorporating a mix of uses, in proximity to light rail services are necessary in order to increase transit ridership, support pedestrian activity, and ultimately reduce automobile dependency.

The VTA *CDT Guidelines* and *Pedestrian Technical Guidelines* should be used when designing future developments at this site. These documents provide guidance on site planning, building design, street design, preferred pedestrian environment, intersection design and parking requirements. Both documents are available upon request to agency staff. For more information, please call Chris Augenstein, Development & Congestion Management Division, at 408-321-5725.

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Bus Service

VT A provides bus service along Tasman Drive and maintains a bus stop adjacent to the project site on eastbound Tasman Drive, east of Morse Avenue. In order to provide convenient access to transit service, VTA staff recommend that the City condition the developer to provide the following improvements for the existing bus stop:

- A PCC bus stop pavement pad, consistent with VTA Bus Stop Pavement Details (Figure 26 and Technical Specifications, attached).

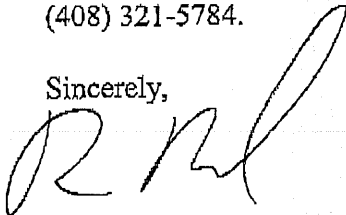
VT A Support Services:

VT A staff looks forward to reviewing future development plans for this site when they become available.

For more information, general questions, technical support, or to arrange a meeting with VT A staff to discuss On-Site Planning and Design of this or any other development project, please contact George Tacké, Development & Congestion Management Division, at 408-321-5865 or via email at george.tacke@vta.org. VT A staff looks forward to assisting you.

Thank you for the opportunity to review this project. If you have any questions, please call me at (408) 321-5784.

Sincerely,



Roy Molseed
Senior Environmental Planner

RM:kh

cc: Samantha Swan, VTA

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